

DONIPHAN DR

JESSE TRIGG DR

DOLLAR GENERAL

FAMILY DOLLAR

VINTON RD

INTERSTATE
10

WESTWAY BLVD

FOR SALE

AVAILABLE SPACE

292,723 SF

LOT SIZE

6.72 AC

ZONING

C-2 & R-2

Sergio Tinajero

Sergio@REPcre.com
915.886.8608

Hector J. Martinez, CCIM

HMartinez@REPcre.com
915.217.5277

PROPERTY HIGHLIGHTS

High traffic location at Doniphan Dr. and Jesse Trigg Dr. this property has a total of 6.7 acres of commercial/residential land where you can build your own business or develop a residential use.

This property features:

- +/- 285 feet of frontage along Doniphan Dr. and is located just a couple of minutes away from Interstate-10.
- Easy access and egress to and from the property and next to Dollar General.
- 3/4 of a mile from the Village of Vinton County offices, the sheriff's and police department.
- Zoning: C-2 & R-2.
- Potential rail access.



DEMOGRAPHIC SNAPSHOT 2024



15,692
POPULATION
3-MILE RADIUS



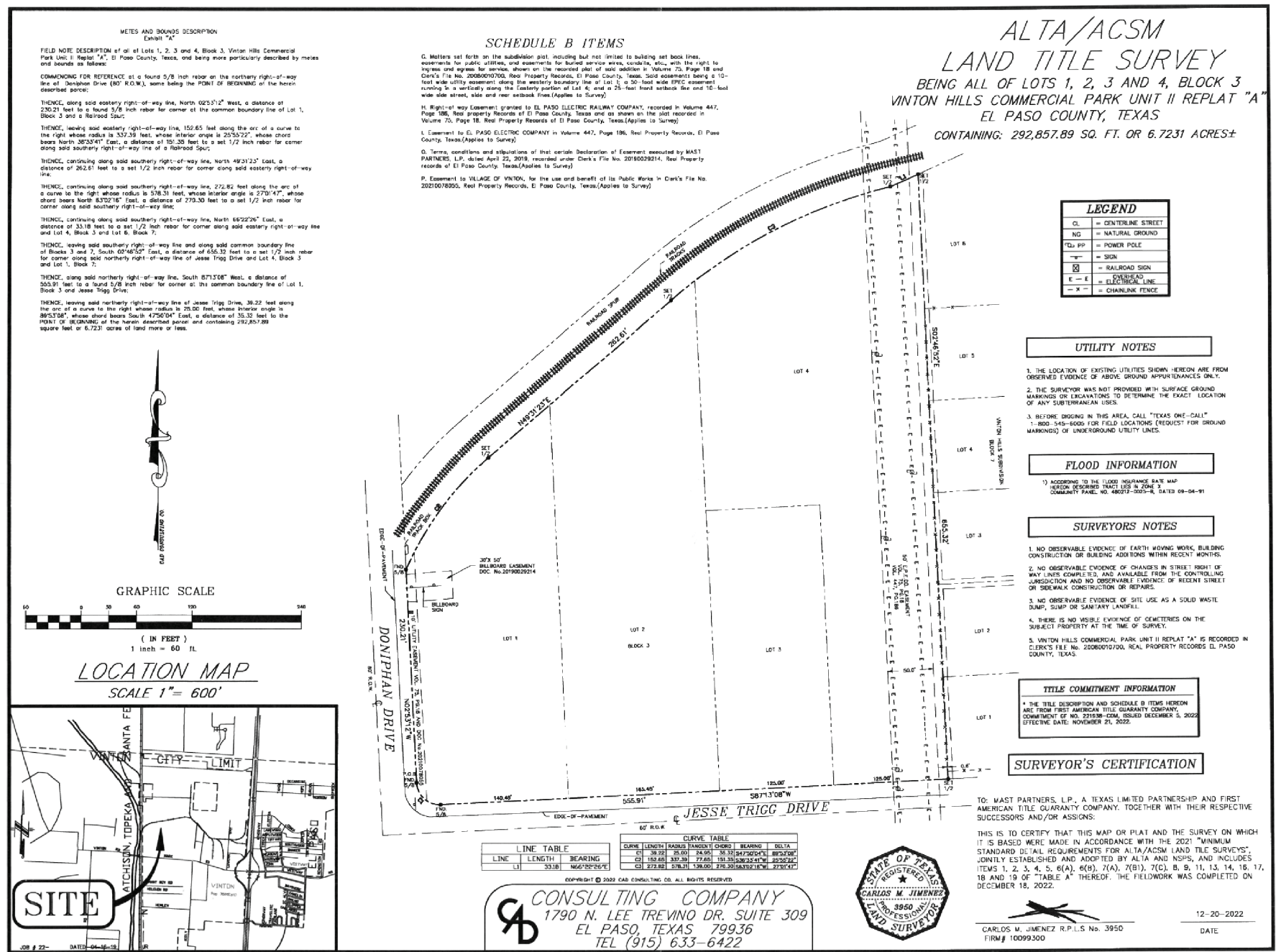
\$57,589
AVG HH INCOME
3-MILE RADIUS



\$43,347
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
DONIPHAN DR: 15,348 VPD
VINTON RD: 8,063 VPD
(TDT)



METES AND BOUNDS DESCRIPTION
Enact "A"

FIELD NOTE DESCRIPTION of all Lots 1, 2, 3 and 4, Block 3, Vinton Hills Commercial Park Unit II Replat "A", El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found 5/8 inch rebar on the northerly right-of-way line of Doniphan Drive (60' R.O.W.), same being the POINT OF BEGINNING of the herein-described parcel;

THENCE, along said easterly right-of-way line, North 02°31'12" West, a distance of 230.21 feet to a found 5/8 inch rebar for corner of the common boundary line of Lot 1, Block 3 and a Railroad Spur;

THENCE, leaving said easterly right-of-way line, 152.65 feet along the arc of a curve to the right whose radius is 132.39 feet, whose interior angle is 25°55'22", whose chord bears North 38°33'41" East, a distance of 191.39 feet to a set 1/2 inch rebar for corner along said southerly right-of-way line of a Railroad Spur;

THENCE, continuing along said southerly right-of-way line, North 49°31'23" East, a distance of 262.61 feet to a set 1/2 inch rebar for corner along said easterly right-of-way line;

THENCE, continuing along said southerly right-of-way line, 272.82 feet along the arc of a curve to the right whose radius is 578.31 feet, whose interior angle is 27°01'47", whose chord bears North 83°02'18" East, a distance of 279.30 feet to a set 1/2 inch rebar for corner along said southerly right-of-way line;

THENCE, continuing along said southerly right-of-way line, North 86°22'26" East, a distance of 33.18 feet to a set 1/2 inch rebar for corner along said easterly right-of-way line and Lot 4, Block 3 and Lot 6, Block 7;

THENCE, leaving said southerly right-of-way line and along said common boundary line of Blocks 3 and 7, South 09°46'59" East, a distance of 655.32 feet to a set 1/2 inch rebar for corner along said northerly right-of-way line of Jesse Trigg Drive and Lot 4, Block 3 and Lot 1, Block 7;

THENCE, along said northerly right-of-way line, South 87°13'08" West, a distance of 503.91 feet to a found 5/8 inch rebar for corner at the common boundary line of Lot 1, Block 3 and Jesse Trigg Drive;

THENCE, leaving said northerly right-of-way line of Jesse Trigg Drive, 38.22 feet along the arc of a curve to the right whose radius is 25.00 feet, whose interior angle is 86°51'58", whose chord bears South 47°50'47" East, a distance of 35.32 feet to the POINT OF BEGINNING of the herein described parcel and containing 292,857.88 square feet or 6.7231 acres of land more or less.

SCHEDULE B ITEMS

G. Matters set forth on the subdivision plat, including but not limited to building set back lines, easements for public utilities, and easements for buried service wires, cables, etc., with the right to ingress and egress for service, shown on the recorded plat of said addition in Volume 75, Page 18 and Clerk's File No. 200800700, Real Property Records of El Paso County, Texas, said easements being a 10-foot wide utility easement along the easterly boundary line of Lot 1; a 50-foot wide EPCC easement running in a westerly along the easterly portion of Lot 4; and a 25-foot front setback line and 10-foot wide side street, side and rear setback lines (Applies to Survey).

H. Right-of-way Easement, granted to EL PASO ELECTRIC RAILWAY COMPANY, recorded in Volume 447, Page 106, Real Property Records of El Paso County, Texas and as shown on the plat recorded in Volume 70, Page 18, Real Property Records of El Paso County, Texas (Applies to Survey).

I. Easement to EL PASO ELECTRIC COMPANY in Volume 447, Page 196, Real Property Records, El Paso County, Texas (Applies to Survey).

O. Terms, conditions and stipulations of that certain Declaration of Easement executed by MAST PARTNERS, L.P. dated April 22, 2019, recorded under Clerk's File No. 20180028214, Real Property Records of El Paso County, Texas (Applies to Survey).

P. Easement to VILLAGE OF VINTON, for the use and benefit of its Public Works in Clerk's File No. 20210078555, Real Property Records, El Paso County, Texas (Applies to Survey).

ALTA/ACSM
LAND TITLE SURVEY
BEING ALL OF LOTS 1, 2, 3 AND 4, BLOCK 3
VINTON HILLS COMMERCIAL PARK UNIT II REPLAT "A"
EL PASO COUNTY, TEXAS
CONTAINING: 292,857.89 SQ. FT. OR 6.7231 ACRES±

LEGEND

CL	= CENTERLINE STREET
NG	= NATURAL GROUND
TL, PP	= POWER POLE
—	= SIGN
—	= RAILROAD SIGN
E - E	= OVERHEAD ELECTRICAL LINE
X - X	= CHAINLINK FENCE

UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY.
2. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS OR INDICATIONS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN LINES.
3. BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL"
1-800-545-8000 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

FLOOD INFORMATION

1) ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN FLOOD ZONE COMMUNITY PANEL NO. 480317-003-B, DATED 09-04-91

SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
5. VINTON HILLS COMMERCIAL PARK UNIT II REPLAT "A" IS RECORDED IN CLERK'S FILE NO. 200800700, REAL PROPERTY RECORDS EL PASO COUNTY, TEXAS.

TITLE COMMITMENT INFORMATION

* THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE GUARANTY COMPANY, COMMITMENT OF NO. 211538-COM, ISSUED DECEMBER 5, 2022 EFFECTIVE DATE: NOVEMBER 21, 2022.

SURVEYOR'S CERTIFICATION

TO: MAST PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP AND FIRST AMERICAN TITLE GUARANTY COMPANY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS.

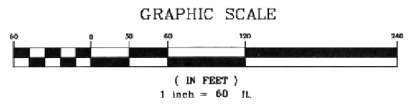
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 15, 17, 18 AND 19 OF "TABLE A" THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 18, 2022.



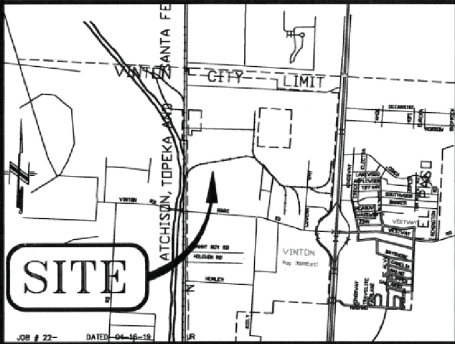
CARLOS M. JIMENEZ R.P.L.S. No. 3950
FIRM # 10099300
DATE 12-20-2022

CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422

RESOLUT REPCre AFFILIATE



LOCATION MAP
SCALE 1" = 600'



LINE TABLE

LINE	LENGTH	BEARING
L1	33.18	N60°51'58"E

CURVE TABLE

CURVE	LENGTH	RADIUS	ANGLE (T) CHORD	BEARING	DELTA
C1	38.22	25.00	24.50	S51°02'47"W	86°51'58"
C2	152.65	132.39	77.66	S19°33'42"W	25°55'22"
C3	272.82	578.31	138.00	S27°01'47"W	27°01'47"

AERIAL



